

S51.25 FT OF LOT 50
HAMBYS SUB PB 2/32

MAZURSKY DON A & MARIA J
2298 S FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1360-0050-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 50
Interior Wall	06 CUST PANEL 50
Interior Floo	11 CLAY TILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
BUD\$ Adjustme	02 DIST FB 100

Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1058.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	326	15	49	15,033
BAL	380	15	57	17,486
BAS	1,196	100	1,196	366,913
FOP	298	30	89	27,304
FOP	378	30	113	34,667
FUS	1,156	100	1,156	354,642
SFB	72	80	58	17,794
STR	74	10	7	2,147
TOTALS	3,880		2,725	835,984

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0861	POOL GUNIT	0	0	0	0	589.00	SF	85.00	85.00	
2	0830	FLAGSTONE	0	0	0	0	324.00	SF	12.00	12.00	
3	0476	VF 6 SBPL	0	0	0	0	180.00	LF	32.00	32.00	
4	0462	ST/AL FNC	0	0	0	0	250.00	SF	10.00	10.00	
5	0812	CONCRETE C	0	0	0	0	1,266.00	SF	4.00	4.00	
6	0810	CONCRETE A	0	0	6	4	24.00	SF	6.50	6.50	
7	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
8	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0			51.00	110.00	51.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	2,725	234.0086	333.46	908,678	2006	2006	0	0	8.00	92.00
1 SFR CUST - 0% - 2023											
Heated Area: 2410											
HX Base Yr											

BLD DATE	01/10/2007	0	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
2319 S FLETCHER AVE, FERNANDINA BEACH				

TOTAL OB/XF											
62,970											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		835,984	
TOTAL MARKET OB/XF VALUE		62,970	
TOTAL LAND VALUE - MARKET		314,925	
TOTAL MARKET VALUE		1,213,879	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,213,879	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,213,879	
TOTAL JUST VALUE		1,213,879	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		863,122	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173106	SWIM POOL	73,000	10/10/2017
20173005	RETWALL	126,000	10/03/2017
20110055	REMODEL	8,500	01/11/2011
20052745	GAS	1,000	09/27/2005
20052622	H/AC	5,000	09/07/2005
20052493	REMODEL	5,000	08/22/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2603/1060	11/16/2022	WD	Q	I	01	1,515,000
GRANTOR: TUCZAK RONALD M						
GRANTEE: MAZURSKY DON A & MA						
2595/1364	9/30/2022	QC	U	I	11	100
GRANTOR: TUCZAK RONALD M & LIS						
GRANTEE: TUCZAK RONALD M						

BUILDING NOTES											
BUILDING DIMENSIONS											
FOP=[YR=2017] W3 N6 W30 SFB=[YR=2017] W6 S12 BAS=[YR=2006] S20 E2 S14 FOP=[YR=2007] S5 E14 S3 E6 N3 E17 N26 E2 N4 W2 N4 W3 S29 W34\$ E34 N34 W36\$ E6 N12\$ S12 E33 N6\$ PTR=E15 BAL=[YR=2017] E34 STR=[YR=2017] N8 E7 S14 W3 N6 W4\$ E4 S10 BAL=[YR=2007] S39 W38 N5 FUS=[YR=2006] N34 E34 S34 W34\$ E34 N34E4\$ W38 N10\$ W15\$.											